



Developer Statement

Wellington Way / 95-95A London Road

Our Reference: 8048
Assessor: Demi Beneke

Regulation: AD L (2021) England
Section: L1 – New Build

Date Issued: 24/09/2025
Revision: G

This document summarises the specification we have used within our SAP model.
It is your responsibility to provide us with accurate information and to ensure the details used are correct.

These notes must be read in conjunction with the architect drawings, all specifications are to be confirmed by the architect and structural engineer. Any agreed upon changes must be reflected in the architect drawings.

Current Results

Block B	EPC
Flat 1	C70
Flat 2	C75
Flat 3	C75
Flat 4	C75
Flat 5	C75
Flat 6	C75
Flat 7	C75
Flat 8	C74
Flat 9	C77
Flat 10	C78
Flat 11	C77
Flat 12	C74
Flat 13	C77
Flat 14	C74
Flat 15	C75

Block C	EPC
Flat 1	C73
Flat 2	C75
Flat 3	C75
Flat 4	C73
Flat 5	C75
Flat 6	C75
Flat 7	C72
Flat 8	C73
Flat 9	C78
Flat 10	C75



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Flat 11	C76
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Block D	EPC
Flat 1	C69
Flat 2	C72
Flat 3	C75
Flat 4	C74
Flat 5	C74
Flat 6	C75
Flat 7	C73
Flat 8	C75
Flat 9	C74
Flat 10	C73
Flat 11	C71
Flat 12	C73
Flat 13	C73
Flat 14	C75

95-95A London Road	EPC
Flat 15	C73
Flat 16	C73
Flat 17	C73
Flat 18	C72

Building Fabric

Opaque Element	U-value	Description	Evidence
Floor; (exposed, Block B-D)	0.18	Per Unilin u-values supplied	✓
Floor; (exposed, London Road Units)	0.15	22mm chipboard, 100mm residual cavity in joists, 150mm mineral wool in joists, 2 layers 12.5mm plasterboard, 100mm residual cavity in MF ceiling, 100mm mineral wool in MF ceiling, 2 layers 12.5mm SoundBloc	
Wall; (existing external wall)	0.25	12.5mm plasterboard on 25mm PIR (lambda 0.022) to face of stud, 50mm PIR (lambda 0.022) in timber stud, 10mm cavity, existing 100mm dense block, existing approx. 100mm cavity (uninsulated), 102.5mm brick outer leaf	✓
Wall; (new external walls)	0.18	Per Unilin u-value supplied	✓

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Wall; (semi exposed walls flat to corridor, Block B-D)	0.18	12.5mm Gyproc SoundBloc, 19mm plywood, 89mm timber stud fully filled with Isover Acoustic Partition Roll, 50mm cavity filled with Isover Acoustic Partition Roll, 89mm timber stud fully filled with Isover Acoustic Partition Roll, 19mm plywood, 12.5mm Gyproc SoundBloc	✓
Wall; (external wall party construction and semi exposed walls flat to corridor, London Road)	0.15	2 layers 12.5mm SoundBloc, 25mm cavity in battens, 100mm Isover Acoustic Partition Roll in timber studs, 18mm plywood, 50mm Acoustic Partition Roll in cavity, 18mm plywood, 100mm Acoustic Partition Roll in timber studs, 25mm cavity in battens, 2 layers 12.5mm SoundBloc	✓
Wall; (wall to open air walk way, Block B-D)	0.17	2 layers 15mm SoundBloc, 100mm Knauf Acoustic Roll in timber stud, 50mm cavity, 100mm PIR (lambda 0.022) in timber stud, membrane, cladding on battens	✓
Wall; (wall to open air walk way, London Road)	0.14	2 layers 12.5mm plasterboard, 100mm Acoustic Partition Roll in timber studs, 50mm cavity, 140mm PIR (lambda 0.022) in timber studs, 18mm fire board, breather membrane, cladding on battens	✓
Wall; (party wall)	0.00	As per semi exposed walls above	✓
Roof; (flat roof, timber deck)	0.14	12.5mm plasterboard, 250mm cavity in existing timber joists, 100mm cavity in new timber joists, 18mm plywood, 150mm Celotex XR4000, appropriate finishes and membranes	✓
Roof; (flat roof, timber deck London Road)	0.14	2 layers 12.5mm FireBoard, 250mm cavity in timber joists, timber firrings, 18mm plywood, 150mm Celotex XR4000, 18mm OSB, appropriate finishes and membranes	✓
Roof; (flat roof, concrete deck)	0.14	12.5mm plasterboard, 280mm cavity in MF ceiling, 300mm concrete slab, 100mm cavity in timber stud 18mm plywood, 150mm Celotex XR4000, appropriate finishes and membranes	✓

Openings	U-value	G-factor	Frame %	Description
Windows	1.4	0.63	0.7	
Solid Door (from lobby/corridor)	3.0	-	0.7	
Solid Door (external walkway)	1.4	-	0.7	Flats 7-10 only (Block B) Flats 1, 4, and 5 only (Block C)

Air Tightness Testing

Not Required		Conversions; air testing not required	
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Ventilation

Natural Ventilation	Intermittent extract fans and trickle vents	
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Lighting

Lighting	All internal lighting entered as default figures, final watts, lumens, and number of fittings to be confirmed at completion.	
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Heating

High Heat Retention Storage Heaters	Allowed for the Dimplex Quantum high heat retention storage heaters on 7-hour tariff. Sizing to be carried out by specialist.	
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Hot Water

From main: Air sourced hot water cylinder	Allowed for 200L Dimplex EDL air sourced hot water cylinder. To be sized by specialist.	
Showers	Unable to determine shower types. TBC. Assumed Flow rate of 8L/min in line with part g water calculations.	

Renewable Technology

None	No renewable technologies have been included.	
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Additional Notes

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Key to Evidence:



Per architect / client details



Confirmed through discussion



Assumed / amended information, please confirm

(Tick to confirm)

☐

I agree the above specification is the intended construction for this site and that this has been approved by the architect and structural engineer. I understand that any changes made must be discussed with the SAP assessor and that failing to do so may result in the failure of building regulations compliance.

Signed: _____

Name: _____